



**48 Cow Pasture Way**

Welton, Lincoln, LN2 3BZ

**£1,250 pcm**

**EXCELLENT CONDITION AND DESIRABLE LOCATION!**

Viewing of this property is recommended! The property boasts well presented internal accommodation including Entrance Hall, Dining Kitchen, Lounge and WC. Stairs rising to landing leading to the Master Bedroom, En-suite Shower Room, Bedroom 2, Bedroom 3 and Family Bathroom. Outside there is a driveway, converted Garage and Gardens.



#### LOCATION

The property is located in the desirable village of Welton, situated approximately 6 miles north of Lincoln City Centre. Welton benefits from a good range of local amenities including Schools, Shops, Pubs and Leisure Facilities.

#### ACCOMMODATION

The property boasts well presented Internal Accommodation including Entrance Hall, Dining Kitchen with integral fridge freezer, dishwasher and patio door leading to the rear garden, Lounge and WC. Stairs rise to the Master Bedroom, En-suite Shower Room, Bedroom 2, Bedroom 3 and Family Bathroom. Built in wardrobes are present to Bedrooms 1 and 2. The property also benefits from Gas Central Heating and UPVC Double Glazing.

#### OUTSIDE

The original garage has been converted to provide additional accommodation. It is currently used as a Bedroom with a wet room; the space could be used as an office or hobby room. There are front and rear gardens at the property. The rear garden is principally laid to lawn with a covered paved seating area. A driveway provides off street parking.

#### RENT AND DEPOSIT

The asking Rent for the property is £1250 per calendar month and the Tenancy Deposit is £1440 (equal to 5 weeks' rent). The Holding Deposit for this property is £285.

#### TENANCY TERM

The Landlord's preference is to let the property with a 12 month minimum/fixed term, unless negotiated otherwise.

#### ADDITIONAL FEES

There are no application fees payable. You will be required to pay a Holding Deposit equal to one weeks rent to secure the property. More information on charges to Tenants can be found on our website - <https://mundys.net/additional-fees/>

#### VIEWING

By prior appointment through Mundys.

- **Excellent Condition**
- **Desirable Village Location**
- **Three Bedrooms**
- **En-suite Shower Room**
- **Family Bathroom and Ground Floor WC**
- **Fitted Kitchen with Integral Dishwasher and Fridge Freezer**
- **Converted Garage to Provide Bedroom 4 / Office**
- **Front and Rear Gardens**
- **Council Tax Band - C (West Lindsey District Council)**
- **EPC Energy Rating - B**

